

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use in Sy.No.149 (Part) of Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District to an extent of 16 Acres from partly Recreational use zone and partly Commercial use zone to Residential use zone; deletion of proposed 24 meters wide road and junction to a stretch of 600 Mtrs., and realignment of the proposed 24 Mtrs., wide road under H.T.line to connect the proposed 30 Mtrs., Poppalguda Road - Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 45,

Dated:6.2.2013.

Read the following:

1. From the Secretary, Koh-Ei-Noor Civil Service Mutually Aided Co-op. House Building Society Limited, Hyderabad, Representation dated 18.11.2011.
2. Government Letter No.29368/I1/2011-1, MA&UD Department, dated 24.11.2011.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.9096/CDA/PIg/HMDA/2011, dated 03.01.2012.
4. From the Commissioner, GHMC, Hyderabad, Letter No.63583/17/09/2011, dated 04.01.2012.
5. Government Letter No.29358/I1/2011-2, MA&UD Department, dated 30.01.2012.
6. From the Collector, Ranga Reddy District, Letter No.D5/2299/2012, dated 13.6.2012 addressed to the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
7. From the Superintending Engineer, HL&WBM Circle, Secunderabad, Letter No.SE/HL&WBMC/TS/T1/NOC/1145, dated 23.8.2012 addressed to the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
8. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.9096/CDA/PIg/HMDA/2011, dated 21.9.2012 & 12.12.2012.
9. Government Memo. No.29358/I1/2011-3, MA&UD Department, dated 8.10.2012.
10. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.9096/CDA/PIg/HMDA/2011, dated 21.9.2012 & 12.12.2012.
11. Government Letter No.29358/I1/2011-4, MA&UD Department, dated 19.12.2012.
12. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.9096/CDA/PIg/HMDA/2011, dated 5.1.2013 and 1.2.1013.

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ORDER:

The draft variation to the land use envisaged in the notified Master Plan of Cyberabad Development Authority issued in Government Memo 9th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.571, Part-I, dated 18.10.2012. No objections or suggestions have been received from the public within the stipulated period. The District Collector, Ranga Reddy District, in his letter 6th read above has reported that Government have issued orders in G.O.Ms.No.423, Revenue (Assn.V) Department, dated 25.03.2008 for allotment of Government lands for the purpose of house sites in respect of land bearing Sy.No.149 to an extent of 16 Acres situated at Nanakramguda Village, Serilingampally Mandal, RR District in favour of Koh-Ei-Noor Civil Services MACHS Limited, Hyderabad on payment of basic value. The Superintending Engineer, HL&WBM Circle, Secunderabad in his letter 7th read above has reported that the site under reference is not covered under FTL of Bhagirathamma Cheruvu, but getting affecting in buffer zone of surplus course and requested the Government to impose certain conditions.

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2. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has reported that the applicants have paid an amount of Rs.52,91,252/- (Rupees Fifty two lakhs and Ninety one thousand two hundred and fifty two only) towards development / conversion charges. Hence, the draft variation is confirmed.

3. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **14.02.2013**.

4. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of Cyberabad Development Authority the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 571, Part-I, dated 18.10.2012 as required by sub-section (3) of the said section.

VARIATION

(a) The site in Sy.No.149 (Part) of Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District to an extent of 16 acres, which is presently earmarked for partly Commercial use and partly Recreational use envisaged in the notified Master Plan of Cyberabad Development Authority is designated as Residential use zone; (b) The proposed 24 meters wide road and junction are deleted up to a stretch of 600 Mtrs., distance i.e, from A to B as shown in the extract of CDA Master Plan and designated as Residential use zone; and (c) In place of the road deleted, it is to realign the 24 Mtrs., road under H.T.line i.e, from X to Y as shown in the extract of CDA Master Plan and to connect the to the proposed 30 Mtrs., Poppalguda Road in the notified Poppalguda Master Plan, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

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5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the individual applicants shall pay the Change of Land Use charges / Processing charges from open space zone to Residential use zone.
13. that the applicants shall take necessary clearances from Lands section in ownership aspects and U.L.C. clearance.

Special conditions:

1. The applicants / Society shall leave 30 meters depth buffer zone along the Khajaguda Tank.
2. The applicants / Society shall form 24 meters road under H.T. Line from X to Y at their own cost before approaching the GHMC for layout permission.
3. The applicants / Society shall not be stopped or diverted the flow of discharge water as of now.
4. The applicants / Society shall leave 2 Mtrs., vacant land invariably left towards green / buffer zone on either side of nala, since the defined course of nala is less than 10 mtrs., width as recommended by SE, HL&WBMC, Hyderabad.
5. The applicants / Society shall widened the present section of nala to 8 m X 2.50 M to carry the required discharge as recommended by SE, HL&WBMC, Hyderabad.
6. The applicants / Society have to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH: Sy.Nos.87 and 149 (Part) of Nanakramguda Village.

SOUTH: Sy.No.149 (Part) of Nanakramguda Village and Nanakramguda Village Boundary.

EAST : Nanakramguda Village Boundary.

WEST : Sy.No.149 (P) of Nanakramguda Village.

**B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER